

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	242 S 22nd Avenue, Brighton, CO 80601	<b>Order ID</b>	8873585	<b>Property ID</b>	34493120
<b>Inspection Date</b>	08/12/2023	<b>Date of Report</b>	08/21/2023		
<b>Loan Number</b>	54812	<b>APN</b>	R0005514		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Adams		

Tracking IDs					
<b>Order Tracking ID</b>	08.10.23 BPO Request	<b>Tracking ID 1</b>	08.10.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	ROSELYN PERREIRA	The property is in good condition.
<b>R. E. Taxes</b>	\$2,306	
<b>Assessed Value</b>	\$20,790	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Townhouse	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	Hammersmith Property Management	
<b>Association Fees</b>	\$315 / Month (Pool,Other: Clubhouse, Fitness Center, Pool, Sauna)	
<b>Visible From Street</b>	Partially Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The neighborhood is well taken care of.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$398600 High: \$665300	
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	242 S 22nd Avenue	5644 Killdeer St	2510 E Egbert Street	922 Canary Court
<b>City, State</b>	Brighton, CO	Brighton, CO	Brighton, CO	Brighton, CO
<b>Zip Code</b>	80601	80601	80601	80601
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.82 <sup>1</sup>	0.16 <sup>1</sup>	2.25 <sup>1</sup>
<b>Property Type</b>	Other	Multifamily	Multifamily	Multifamily
<b>Original List Price \$</b>	\$	\$385,000	\$407,000	\$414,000
<b>List Price \$</b>	--	\$365,000	\$407,000	\$414,000
<b>Original List Date</b>		06/22/2023	06/22/2023	07/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	41 · 60	43 · 60	11 · 42
<b>Age (# of years)</b>	49	18	23	23
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story contemp	2 Stories contemp	1 Story contemp	Split contemp
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,054	1,180	1,120	1,640
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	2 · 2 · 1	2 · 2	3 · 2 · 1
<b>Total Room #</b>	12	8	10	10
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	No
<b>Basement (% Fin)</b>	100%	0%	0%	0%
<b>Basement Sq. Ft.</b>	1,054	559	1,120	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.06 acres	0.05 acres	0.04 acres	0.07 acres
<b>Other</b>	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** This property has 2 bedrooms, 2 full bathrooms, 1 1/2 bathroom, with unfinished basement, with a 1 car attached garage.

**Listing 2** This property has 2 bedrooms, 2 full bathrooms, with unfinished basement, with a 2 car attached garage, good location.

**Listing 3** This property has 3 bedrooms, 3 bathrooms, with no basement, with a 2 car attached garage, in a nice neighborhood.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	242 S 22nd Avenue	159 Alyssum Dr	255 S 25th Avenue	831 Dove Avenue
City, State	Brighton, CO	Brighton, CO	Brighton, CO	Brighton, CO
Zip Code	80601	80601	80601	80601
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.47 <sup>1</sup>	0.07 <sup>1</sup>	2.16 <sup>1</sup>
Property Type	Other	Multifamily	Multifamily	Multifamily
Original List Price \$	--	\$399,000	\$390,000	\$419,900
List Price \$	--	\$399,000	\$390,000	\$399,900
Sale Price \$	--	\$385,000	\$390,000	\$400,000
Type of Financing	--	Cash	Va	Fha
Date of Sale	--	07/28/2023	06/16/2023	06/30/2023
DOM · Cumulative DOM	-- · --	35 · 35	15 · 50	16 · 34
Age (# of years)	49	18	39	22
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story contemp	2 Stories Contemporary	1 Story contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	1,054	1,568	1,538	1,640
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	12	8	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	1054	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	0.07 acres	0.06 acres	0.06 acres
Other	--	--	--	--
Net Adjustment	--	+\$15,000	+\$15,000	+\$10,000
Adjusted Price	--	\$400,000	\$405,000	\$410,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

#### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** This property has 3 bedrooms, 3 bathrooms, with no basement, with a 2 car attached garage, good location.

**Sold 2** This property has 3 bedrooms, 2 full bathrooms, with no basement, with a 2 car attached garage, in a nice neighborhood.

**Sold 3** This property has 3 bedrooms, 3l bathrooms, with no basement, with a 2 car attached garage, good community.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Shibumi Real Estate	The property has been for sale and withdrawn in the last 12 months.					
<b>Listing Agent Name</b>	Barb Gregg-Chacon						
<b>Listing Agent Phone</b>	303-210-2383						
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
07/05/2023	\$395,000	07/25/2023	\$374,900	Withdrawn	08/10/2023	\$374,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$400,000	\$400,000
<b>Sales Price</b>	\$400,000	\$400,000
<b>30 Day Price</b>	\$400,000	--
<b>Comments Regarding Pricing Strategy</b>		
The comps in the area, this property should sell for \$400,000.00		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Address Verification



Street



Street

## Listing Photos

**L1** 5644 Killdeer St  
Brighton, CO 80601



Front

**L2** 2510 E Egbert Street  
Brighton, CO 80601



Front

**L3** 922 Canary Court  
Brighton, CO 80601



Front



## Sales Photos

**S1** 159 Alyssum Dr  
Brighton, CO 80601



Front

**S2** 255 S 25th Avenue  
Brighton, CO 80601



Front

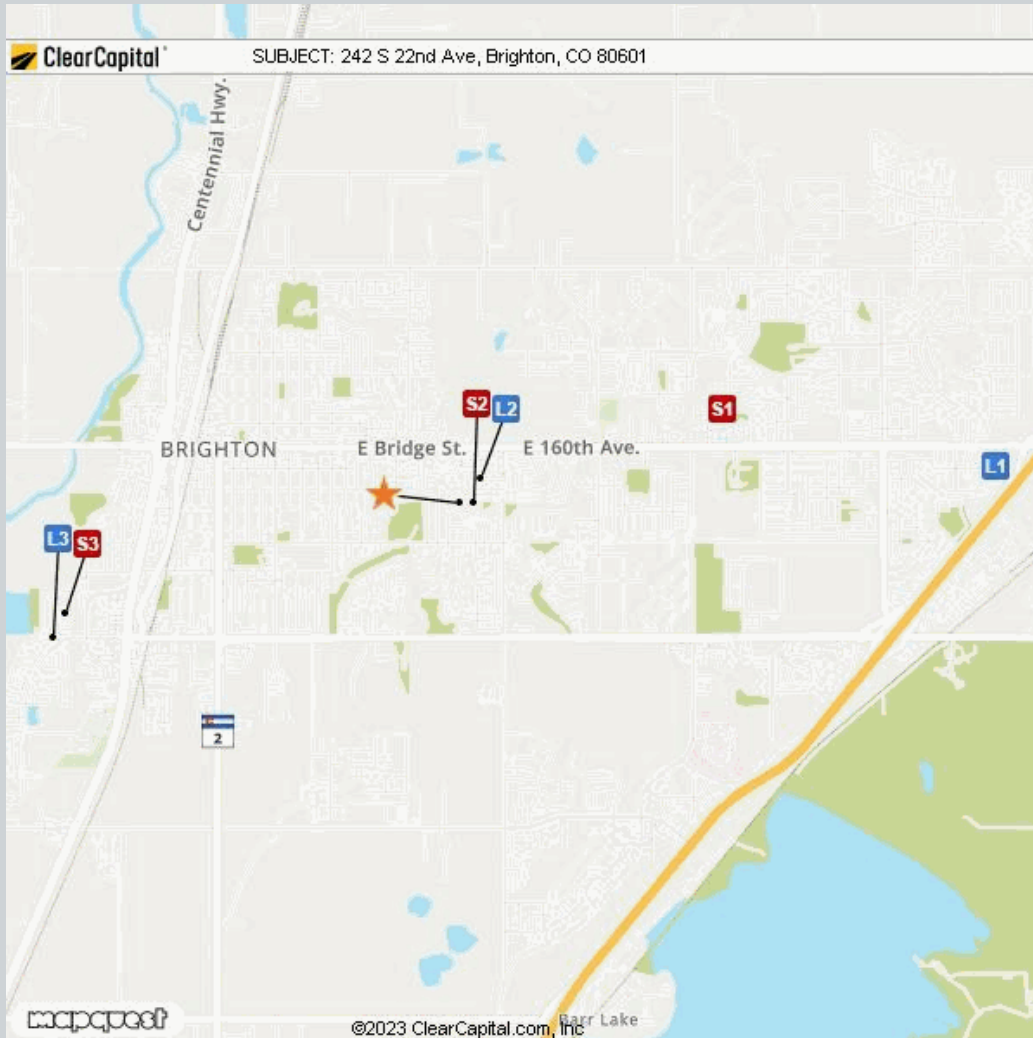
**S3** 831 Dove Avenue  
Brighton, CO 80601



Front

## ClearMaps Addendum

**Address** ★ 242 S 22nd Avenue, Brighton, CO 80601  
**Loan Number** 54812      **Suggested List** \$400,000      **Suggested Repaired** \$400,000      **Sale** \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	242 S 22nd Avenue, Brighton, CO 80601	--	Parcel Match
L1 Listing 1	5644 Killdeer St, Brighton, CO 80601	2.82 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2510 E Egbert Street, Brighton, CO 80601	0.16 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	922 Canary Court, Brighton, CO 80601	2.25 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	159 Alyssum Dr, Brighton, CO 80601	1.47 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	255 S 25th Avenue, Brighton, CO 80601	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	831 Dove Avenue, Brighton, CO 80601	2.16 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.



## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	Lisa Lucero	<b>Company/Brokerage</b>	Keller William Preferred Realty
<b>License No</b>	FA.100070997	<b>Address</b>	13029 Fillmore Cir Thornton CO 80241
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	7204126970	<b>Email</b>	lisalucero@kw.com
<b>Broker Distance to Subject</b>	9.02 miles	<b>Date Signed</b>	08/13/2023

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

### **Unless otherwise specifically agreed to in writing:**

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